



A11363352 © Miami MLS © 2023

**\$3,699,000**

## **3501 N OCEAN DR V15 HOLLYWOOD FL 33019**

<https://miamirealestateinc.com>

Highly sought after and rarely available northeast corner oceanfront villa has it all. Professionally decorated with all the finest finishes. This 3,400sf 4 bed/4 bath villa has unobstructed ocean views throughout. North Beach Park is located directly to the north, providing the ultimate privacy. Gourmet kitchen with all the top appliances including the 48" gas [...]

- 4 beds
- 4 baths
- Condominium
- Residential
- Active
- 3314 sq ft

### **Basics**

**Bathrooms Full:** 4

**Category:** Residential

**Status:** Active

**Bathrooms:** 4 baths

**Year built:** 2006

**Lot Size Units:** Square Feet

**Type:** Condominium

**Bedrooms:** 4 beds

**Area:** 3314 sq ft



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## Rooms & Units Description

**Unit Number:** V15

**Number of Units in the Community:** 62

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## Location Details

**County Or Parish:** Broward  
County

**Directions:** One block south of Sheridan Street on the east  
side of A1A (Ocean Drive)

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## Property details

**Total Building Area:** 3314

**Direction Faces:** East

**Foundation Details:** Slab

**Subdivision Name:** VILLAS OF POSITANO CONDO

**Parcel Number:** 514212DB0140 **Possession:** Closing & Funding

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## Property Features



**Exterior Features:**

Balcony,Barbecue,Security/High Impact Doors

**Laundry Features:** Laundry Tub

**Window Features:** Blinds,Impact Glass

**Parking Features:** Deeded,Two or More Spaces,Valet

**Association Amenities:** Boat Dock,Marina,Bike Storage,Clubhouse,Fitness Center,Barbecue,Picnic Area,Pool,Spa/Hot Tub

**Cooling:** Central Air,Ceiling Fan(s),Electric

**Covered Spaces:** 2

**Garage Spaces:** 2

**Heating:** Central,Electric

**Pets Allowed:** Conditional,Yes

**Entry Level:** 4

**Patio and Porch Features:** Balcony,Open

**Waterfront Y/N:** 1

**Stories Total:** 11

**Interior Features:** Breakfast Bar,Bidet,Closet Cabinetry,Dual Sinks,Entrance Foyer,First Floor Entry,Jetted Tub,Kitchen Island,Living/Dining Room,Sitting Area in Primary,Separate Shower,Vaulted Ceiling(s),Walk-In Closet(s)

**Waterfront Features:** Ocean Front

**Pool Features:** Heated

**Appliances:** Built-In Oven,Dryer,Dishwasher,Electric Water Heater,Disposal,Gas Range,Microwave,Refrigerator,Washer

**Construction Materials:** Block

**Cooling Y/N:** 1

**Flooring:** Marble,Wood

**Garage Y/N:** 1

**Heating Y/N:** 1

**View:** Ocean,Pool

**Entry Location:** 4

**Property Attached Y/N:** 1

**Stories:** 1

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## Miscellaneous

**Public Survey Section:** 12

**Syndication Remarks:** Villas of Positano 3,400sf 4 bed/4 bath direct oceanfront villa w/ all the upgrades. Professionally decorated with all the top finishes. 2-car garage.

**Year Built Details:** Resale

**Virtual Tour URL:** <https://www.propertypanorama.com/instaview/mia/A11363352>

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## Fees & Taxes



**Tax Annual Amount:** 52907

**Tax Year:** 2022

**Tax Legal Description:** VILLAS  
OF POSITANO CONDO UNIT V-15  
PER CDO BK/PG: 44193/1014

**Association Fee:** 2982

**Association Fee Frequency:**  
Monthly

**Association Fee Includes:** Association  
Management,Amenities,Cable  
TV,Insurance,Internet,Maintenance Grounds,Maintenance  
Structure,Pool(s),Reserve Fund,Sewer,Security,Trash,Water

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## Courtesy of

**Office Name:** Compass Florida, LLC

